

099.0

0001

0005.D

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

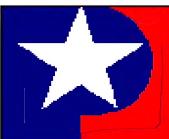
868,900 / 868,900

USE VALUE:

868,900 / 868,900

ASSESSED:

868,900 / 868,900


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
120		WINCHESTER RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: TIRONE JOSEPH J &amp; ANNA

Owner 2:

Owner 3:

Street 1: 120 WINCHESTER ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474		Type:

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

**NARRATIVE DESCRIPTION**

This parcel contains .334 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1961, having primarily Wood Shingle Exterior and 2348 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14529		Sq. Ft.	Site		0	70.	0.59	5									599,112						599,100	

**IN PROCESS APPRAISAL SUMMARY**

IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct			
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value										
101	14529.000	269,800		599,100	868,900										
Total Card	0.334	269,800		599,100	868,900					Entered Lot Size					
Total Parcel	0.334	269,800		599,100	868,900					Total Land:					
Source:	Market Adj Cost		Total Value per SQ unit /Card:	370.06	/Parcel: 370.06					Land Unit Type:					

**PREVIOUS ASSESSMENT**

PREVIOUS ASSESSMENT								Parcel ID		099.0-0001-0005.D	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	101	FV	269,800	0	14,529.	599,100	868,900		Year end	12/23/2021	
2021	101	FV	260,300	0	14,529.	599,100	859,400		Year End Roll	12/10/2020	
2020	101	FV	260,300	0	14,529.	599,100	859,400	859,400	Year End Roll	12/18/2019	
2019	101	FV	215,500	0	14,529.	607,700	823,200	823,200	Year End Roll	1/3/2019	
2018	101	FV	215,500	0	14,529.	453,600	669,100	669,100	Year End Roll	12/20/2017	
2017	101	FV	215,500	0	14,529.	410,800	626,300	626,300	Year End Roll	1/3/2017	
2016	101	FV	215,500	0	14,529.	393,700	609,200	609,200	Year End	1/4/2016	
2015	101	FV	214,500	0	14,529.	333,800	548,300	548,300	Year End Roll	12/11/2014	

**SALES INFORMATION**

SALES INFORMATION				TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
	16163-403		5/1/1985		117,000	No	No	Y			

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/19/2012	758	Re-Roof	4,500						11/2/2018	Info At Door	BS	Barbara S
11/4/2009	1103	Manual	2,500						6/18/2009	Meas/Inspect	189	PATRIOT
4/21/1992	143		47,000					39X15 ADDITION & S	11/9/1999	Mailer Sent		
									10/20/1999	Measured	256	PATRIOT
									8/1/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

**EXTERIOR INFORMATION**

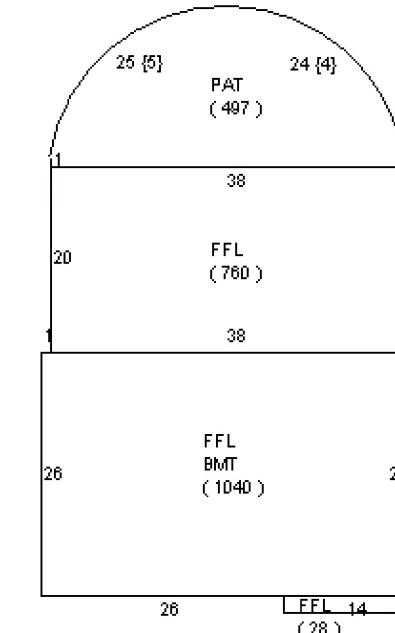
Type:	19 - Ranch	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:	2 - Clapboard	25 %
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BEIGE	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:	1	Rating: Average
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

643-6103.

**SKETCH****GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1961
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	6 - Ceramic Tile
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

**DEPRECIATION****PHYSICAL CONDITION****FUNCTIONAL****ECONOMIC****SPECIAL****override**

AV - Average

%

%

%

%

31. %

**REMODELING****RES BREAKDOWN****Exterior:****Interior:****Additions:****Kitchen:****Baths:****Plumbing:****Electric:****Heating:****General:****No Unit****RMS****BRS****FL****Totals****1****7****3****CALC SUMMARY****COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val:
Juris. Factor:			Before Depr:	122.79
Special Features:	0		Val/Su Net:	80.18
Final Total:	269800		Val/Su SzAd:	147.59

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
FFL	First Floor	1,828	122.790	224,462	BMT	100	RRM	50	C
BMT	Basement	1,040	48.810	50,762					
PAT	Patio	497	3.010	1,498					
Net Sketched Area:			3,365	Total:	276,722				
Size Ad	1828	Gross Area	3365	FinArea	2348				

**IMAGE****AssessPro Patriot Properties, Inc****MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
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**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X12	A	AV	1992	0.00	T	21.6	101						

**PARCEL ID**

099-0-0001-0005.D

More: N

Total Yard Items:

Total Special Features:

Total: